Subject: Immediate - Inquiry from WAPO Date: Thu, 2 Aug 2018 12:30:18 -0400

From: Pamela Dixon - ZM <pamela.dixon@gsa.gov>

Rob Borden - AC <robert.borden@gsa.gov>, "Jack St. John - A" <jack.stjohn@gsa.gov>, To:

Saul Japson - S <saul.japson@gsa.gov>, Jeff Post - A <jeffrey.post@gsa.gov>, Bridget

Brennan - AC <bridget.brennan@gsa.gov>, Michael Gelber - PD

<michael.gelber@gsa.gov>

Message-ID: <CAMFu_=S=zJqEAhvCRgva=KhuDd0uB+fVtGNSdfsP=G30AH5BzQ@mail.gmail.com>

991806ba3049c23576322cafe3a3415e MD5:

All please see below inquiry from Jonathan O'Connell. Deadline 5pm today.

My comments on his quesitons:

Thanks, Pam

Pamela A. Dixon

Press Secretary Deputy Associate Administrator for Media Affairs Office of Strategic Communication U.S. General Services Administration 202-412-2192

----- Forwarded message ------

From: O'Connell, Jonathan < (b)(6) Date: Thu, Aug 2, 2018 at 12:14 PM

Subject: Follow up and Emily Murphy question

To: "pamela.dixon@gsa.gov" <pamela.dixon@gsa.gov>

Hi Pam --

I am following up on two things and I have one or two new questions as well.

- 1. Please send rent payment amounts from the Trump Organization to GSA on OPO when you have them.
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Rep. Quigley: "To your knowledge, was the president or anyone else at the White House involved in those discussions, either with your predecessors, people you're working with now, or yourself?"

Emily Murphy: "The direction that we got came from the FBI. It was the FBI that directed to GSA as to what its requirements would be. We obviously did coordinate, given that it is a substantial budget request, we coordinated that request with OMB to provide for funding but the requirements were generated by the FBI."

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My deadline is the end of the day.

Many thanks for your help

Jonathan

Washington Post



Here are things I've written | Twitter @oconnellpostbiz

Subject: Re: Immediate - Inquiry from WAPO Date: Thu, 2 Aug 2018 13:07:53 -0400 "Jack St. John - A" <jack.stjohn@gsa.gov> From: To: Saul Japson - S <saul.japson@gsa.gov> Bridget Brennan - AC <bridget.brennan@gsa.gov>, Jeff Post - A <jeffrey.post@gsa.gov>, Cc: $\label{lem:michael_gelber_gesa.gov>, Pamela Dixon - ZM} \\$ <pamela.dixon@gsa.gov>, Rob Borden - AC <robert.borden@gsa.gov> Message-ID: <CAMREa5W5iUNkSxGE3kWea2tMCe_byN8-gymmzzXFGM9VqQiKSg@mail.gmail.com> 2198d75005e9e34e04639b8730cbd270 MD5: On Thu, Aug 2, 2018 at 1:03 PM Saul Japson - S < saul.japson@gsa.gov> wrote: Would like to give EPW majority staff a heads-up before we share the letter so they are aware. On Thu, Aug 2, 2018 at 12:56 PM, Rob Borden - AC < robert.borden@gsa.gov> wrote: On 3 - Need to make sure OGC is okay with it but agree with your comment

U.S. General Services Administration

Robert Borden

Chief of Staff

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Press Secretary
Deputy Associate Administrator for Media Affairs
Office of Strategic Communication
U.S. General Services Administration
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Washington Post



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--

Jack St. John

Acting General Counsel General Services Administration

(b)(6)

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Subject: Re: Immediate - Inquiry from WAPO

Date: Thu, 2 Aug 2018 13:14:34 -0400

From: Bridget Brennan - L <bridget.brennan@gsa.gov>

To: Saul Japson - S <saul.japson@gsa.gov>

Cc: Rob Borden - AC <robert.borden@gsa.gov>, Pamela Dixon - ZM

<pamela.dixon@gsa.gov>, "Jack St. John - A" <jack.stjohn@gsa.gov>, Jeff Post - A

<jeffrey.post@gsa.gov>, Michael Gelber - PD <michael.gelber@gsa.gov>

Message-ID: <CAD1VZzfUaVgrO-YhrA8YUVbOJrTDeOCYE58TM23sCcKo6EqZaw@mail.gmail.com>

MD5: e3da51d8d5a63e88840220cc41f17592

Also to consider regarding Question #2, (b) (5)

Counsel to the General Counsel

(b)(6)

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(b)(5)

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On 2 - <mark>(b)(5)</mark>

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U.S. General Services Administration



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Jonathan

Washington Post



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Subject: Trump intervenes in FBI headquarters project

Date: Mon, 30 Jul 2018 16:48:38 -0400

From: Pam Dixon - ZM <pamela.dixon@gsa.gov>

To: "Jack St. John - A" < jack.stjohn@gsa.gov>, robert.borden@gsa.gov,

michael.gelber@gsa.gov, saul.japson@gsa.gov, andrew.blaylock@gsa.gov,

mark.mchale@gsa.gov, bridget.brennan@gsa.gov

Message-ID: <CAMFu_=ShbrR-z8oZC8HuD2q1YP=1N0BNNCMWLVtwj+1dOCF3jw@mail.gmail.com>

MD5: cea4ed9b43818e9f261209815fbb0c91

Trump intervenes in FBI headquarters projectFYI. Just posted a minute ago. Reading it now.

https://www.washingtonpost.com/amphtml/business/2018/07/30/trump-intervenes-fbi-headquarters-project/?noredirect=on&utm_term=.052c1f50e567&__twitter_impression=true

Trump intervenes in FBI headquarters project

Democrats question whether president is interfering to benefit his hotel nearby.

By Jonathan O'Connell

July 30, 2018 at 4:34 PM

A net to collect falling pieces from the exterior of the J. Edgar Hoover Building, which is the headquarters of the FBI. The agency has been seeking a secure new headquarters for more than a decade. (Matt McClain/TWP)

President Trump has become personally involved in plotting a new FBI headquarters in downtown D.C., an interest that for now has left the project in limbo and the agency stranded in a building that no longer suits its needs, according to officials and people familiar with the administration's deliberations.

For years, FBI officials have raised alarms that the decrepit conditions at its current headquarters, the J. Edgar Hoover Building, constitute serious security concerns. A year ago, federal officials had finally decided on three finalist locations in Maryland and Virginia and Congress appropriated \$913 million toward the more than \$3 billion project.

Six months after Trump entered the White House, his administration abandoned the plan and <u>proposed</u> in February that the government build a smaller headquarters to replace Hoover in downtown D.C. and move 2,300 other FBI staff out of the Washington area altogether, <u>to Alabama, Idaho and West Virginia</u>. At the time, the decision baffled real estate experts and some member of Congress.

Those decisions, by the General Services Administration, were made after Trump took a personal interest in the project, according to two people, who spoke Monday on the condition of anonymity because the discussions were meant to be private. One of them said that Trump has frequently raised the issue of the FBI building with appropriators, and his desire for it to be torn down. The website Axios <u>reported</u> Sunday that Trump was obsessed with the project and was "dead opposed" to plans to move it out of D.C.

Related: In abrupt shift, federal government proposes keeping FBI downtown

Trump has an unusual relationship with both the GSA and the FBI. The GSA is the landlord to his D.C. hotel in a deal that is now subject of a federal-court case. Trump has also been embroiled in a high-profile dispute with the FBI over its ongoing Russia investigation, having fired director James B. Comey last year.

Before entering politics Trump said he was $\underline{\text{considering bidding}}$ on the project himself.

"We'll be watching the FBI as to what's going to happen," Trump told The Washington Post in 2013 in an interview. "Whether or not we will bid on it, we may, we may not. Now if we do as good a job as we will do with [the hotel], people may ask us about it."

The GSA issued a statement Monday saying the decision to stay downtown was made by the FBI, which did not respond to requests for comment. White House press secretary Sarah Huckabee Sanders said it should not be surprising that the president, a former real estate developer, would take a role in such a project.

"The President is interested in making sure taxpayer dollars spent on new buildings are being spent wisely and appropriately. He has been a builder all of his life and it should come as no surprise he wants to take the skills and great success he had in the private sector and apply it here," Sanders said in a statement.

News of Trump's involvement prompted alarm among Democrats on Capitol Hill, with some suggesting the president's business - which owns his hotel and from which he still benefits financially - may have motivated his interest. At a February hearing, senators sharply asked administration officials whether they were aware of any involvement from the president.

Sen. Chris Van Hollen (D-Md.) issued a statement Monday saying, "there is no question that the President stands to gain financially by keeping the FBI in its existing building and blocking any competition for the Trump Hotel from being developed there."

"One has to wonder if the Trump administration's decision to cancel the previous procurement process has anything to do with the proximity of the current FBI headquarters building to the Trump hotel on Pennsylvania Avenue," said Rep. Steny H. Hoyer (D-Md.), in a statement Monday.

It is rare for a president to become involved in a single government contract, although Trump has taken an interest in others, tweeting for example about Boeing's contract to build a new Air Force One in late 2016.

So far, the Trump administration's plan for the FBI - outlined in a <u>23-page slide deck</u> - has picked up little traction. The Hoover site is not large enough to consolidate the bureau's <u>11,000-person</u> headquarters staff and it would not be able to accommodate a remote truck inspection facility and detached central utility plant, other headquarters priorities. The plan would also require relocating the FBI twice (moving the bureau out, and back again), creating costs the slides do not account for.

Republican Sen. John Barrasso (R-Wyo.), who chairs the committee overseeing GSA, said he has yet to receive an official prospectus for developing a new headquarters from the administration.

In the meantime the FBI is stuck in a complex that was completed in 1975. Netting hangs on the Ninth Street NW facade to prevent broken concrete from hitting passersby 160 feet down on the sidewalk below. Staff on the 10th floor sit in a space designed to house 35 million fingerprint cards, which were relocated to West Virginia in 1995. There are more than \$100 million in pending maintenance and repair needs.

Related: Fallout from FBI headquarters decision leaves losers all around

Maryland Gov. Larry Hogan said Monday he is aggressively lobbying the Trump administration to move the FBI headquarters to one of the two sites in Prince George's County identified as finalists. The GSA had narrowed the list to Greenbelt and Landover in Prince George's County, or Springfield, in Fairfax County, Va.

"We're still trying to push for it," Hogan said. "We've expressed our disappointment. We were at the White House fighting for it."

But some officials in Maryland and Virginia, who spent years preparing to accommodate a new campus, have given up.

"If there were going to be a move, we would love to have the FBI headquarters in Fairfax, but we've kind of moved on," said Sharon Bulova, chair of the Fairfax County Board of Supervisors.

Erin Cox, Antonio Olivo and Erica Werner contributed to this report

Jonathan O'Connell covers economic development with a focus on commercial real estate and the Trump Organization. He has written extensively about Donald Trump's business, including how his D.C. hotel has affected Washington and what Trump hotels will mean to the Mississippi Delta. He joined The Washington Post in 2010.

Sent from my iPhone

Subject: Re: Follow up and Emily Murphy question

Date: Thu, 2 Aug 2018 17:42:22 -0400

From: Pamela Dixon - ZM <pamela.dixon@gsa.gov>

To: "O'Connell, Jonathan" (b)(6) > Message-ID: <CAMFu_=SnfrSDUVnZiSiUmKCuM2TEYnxhqrzCe7tF1n7oz-HacA@mail.gmail.com>

6f177aacdcd085484439b7d5ff8a2381 MD5:

Sharing on background only - not for attribution. You requested what the rent was, here's an explainatino:

The rent (as proscribed in the lease) is \$250,000 a month, plus the CPI adjustment, minus a credit associated with the neccessary costs related to the operation of the Clock tower (as explained below, per PL 98-1).

These terms were negotiated and agreed to in 2013.

Pamela A. Dixon

Press Secretary Deputy Associate Administrator for Media Affairs Office of Strategic Communication U.S. General Services Administration 202-412-2192

On Thu, Aug 2, 2018 at 5:16 PM, O'Connell, Jonathan

> wrote:

Many thanks for this Pam.

At this precise moment, I only have to deal with #1. As I read it, \$2,901,904.96 is less than the \$3 million which, from the lease, is less than the minimum the Trump Organization is supposed to be paying. I anticipate this getting a lot of attention. Is there an explanation I can provide to readers about why it is less than \$3 million???

From: Pamela Dixon - ZM <pamela.dixon@gsa.gov>

Sent: Thursday, August 2, 2018 5:09:43 PM

To: O'Connell, Jonathan

Subject: Re: Follow up and Emily Murphy question

[EXTERNAL EMAIL]

Hi Jonathan,

Here are our responses. We're still getting the rent numbers for 2016 and 2018 (thus far), I will share once I get them.

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- 3) Administrator Murphy's testimony was accurate and truthful.
- 4) The determination that the tenant is in full compliance with the Old Post Office lease, and that the lease is valid, was made by the career contracting officer at GSA responsible for administering the lease and making such determinations. The administration of the lease has followed, and continues to follow, standard GSA processes.

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Pamela A. Dixon

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Date: Thu, 2 Aug 2018 21:16:05 +0000

From: "O'Connell, Jonathan" (b)(6

To: Pamela Dixon - ZM <pamela.dixon@gsa.gov>

Message-ID:

<BL0PR06MB4577C716B41D6BEDB8DAC34A912C0@BL0PR06MB4577.namprd06.prod.o

utlook.com>

MD5: b1fcb50495aad8361b34accb673d5f13

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Deputy Research

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Subject: Re: Immediate - Inquiry from WAPO Date: Thu, 2 Aug 2018 15:01:05 -0400

From: Michael Gelber - PD <michael.gelber@gsa.gov>

To: Saul Japson - S <saul.japson@gsa.gov>
Cc: Pam Dixon - ZB <pamela.dixon@gsa.gov>

Message-ID: <CAOf79dTMXYKVuBBOixS95WLh7G410=Nf66Dt8YUy4nCaU8oUmA@mail.gmail.com>

MD5: 9b6bbb426e045c8a45da109584fc996e

Then should we provide the letter.

Want to be consistent.

On Thu, Aug 2, 2018, 14:56 Saul Japson - S < saul.japson@gsa.gov> wrote:

I would recommend (b)(5)

.

On Thu, Aug 2, 2018 at 2:39 PM, Michael Gelber - PD < michael.gelber@gsa.gov > wrote:

Would Committee be okay with GSA releasing QFR's?

Reporter asked yesterday.

On Thu, Aug 2, 2018, 14:22 Saul Japson - S < saul.japson@gsa.gov > wrote:

We've connected with EPW majority staff and they are fine with us sharing the letter. (see attached)

On Thu, Aug 2, 2018 at 1:14 PM, Bridget Brennan - L < bridget.brennan@gsa.gov> wrote:

Also to consider regarding Question #2, (b)(5)

Bridget Brennan

Counsel to the General Counsel General Services Administration Cell: (b)(6)

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Office of Strategic Communication
U.S. General Services Administration 202-412-2192 pamela.dixon@gsa.gov

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Jonathan

Washington Post

(b)(6)

Here are things I've written | Twitter @oconnellpostbiz

Subject: Re: Celebrate making BRED with Washington Business Journal Reprints!

Date: Mon, 17 Apr 2017 22:15:44 -0400

From: Mary Gibert - WP <mary.gibert@gsa.gov> To: Michael Gelber - PD <michael.gelber@gsa.gov>

Joanna Rosato <joanna.rosato@gsa.gov>, Tony Costa - AG <tony.costa@gsa.gov>, Mary Cc:

Gibert <mary.gibert@gsa.gov>

Message-ID: <-1253469934434514849@unknownmsgid> MD5: 514426f7075611eea51d6261ce97628a

Got it.

Mary.

Mary D. Gibert NCR PBS Regional Commissioner U.S. General Services Administration 301 7th St, SW Room 1065 Washington DC 20407 202-690-9201 (central line)

Sent from my iPhone

On Apr 17, 2017, at 6:25 PM, Michael Gelber - PD < michael.gelber@gsa.gov > wrote:

As we discussed today, PBS should not participate in this event.

On Sun, Apr 16, 2017 at 3:59 AM, Mary Gibert - WP < mary.gibert@gsa.gov > wrote:

Just found out on Friday. Will get something over on Monday. Will also check out with Legal.

Mary

Mary D. Gibert NCR PBS Regional Commissioner U.S. General Services Administration 301 7th St, SW Room 1065 Washington DC 20407 202-690-9201 (central line)

(cell)

Sent from my iPhone

On Apr 15, 2017, at 1:29 PM, Tony Costa - AG < tony.costa@gsa.gov > wrote:

Haven't heard or seen anything on this in my neck of the weeds (a-suite). What are you all thinking?

t

Tony Costa
Acting Deputy Administrator
U.S. General Services Administration
202.501.0800 - main

(b)(6) - mobile

On Thu, Apr 13, 2017 at 1:19 PM, Mary Gibert - WP < mary.gibert@gsa.gov > wrote:

Adding Susan Sylvester.

We'll check in with HQs.

Thanks and congratulations!!!

Mary

Mary D. Gibert
NCR PBS Regional Commissioner
U.S. General Services Administration
301 7th St, SW
Room 1065
Washington DC 20407
202-690-9201 (central line)

(b)(6) (cell)

Sent from my iPhone

On Apr 13, 2017, at 12:18 PM, Kevin Terry - WPRA < kevin.terry@gsa.gov > wrote:

All: FYI - See incoming email on the Washington Business Journal recognition dinner. Two of our recent transactions figure prominently in the event. Just making sure Leadership is aware in the event we seek to have a presence at this industry event. Henry Chapman of CBRE has extended me an invitation at their table in light of the fact that I'm the Contracting Officer on the FCC Hdqrs deal. I have not responded to date but of course would clear through leadership 1st. - KT

The Top 25 Deals of 2016 are...

Federal Communications Commission headquarters

FCC lease at Trammell Crow's 45 L St. NE

 $Trump\ International\ Hotel$ The Trump Organization's renovation of the Old Post Office building at 1100 Pennsylvania Ave. NW

Date: April 27, 2017 Time: 6:00 p.m. - 9:00 p.m. Location: Andrew W. Mellon Auditorium 1301 Constitution Avenue NW Washington, DC 20240

----- Forwarded message -----

From: (b)(6)

Date: Wed, Apr 12, 2017 at 4:26 PM

Subject: Celebrate making BRED with Washington Business Journal Reprints!

To: "kevin.terry@gsa.gov" <kevin.terry@gsa.gov>

Hi Kevin,

It is that time of year again when we celebrate Washington Business Journal's Best Real Estate Deals of the Year. Congratulations to the 2017 honorees!

EVENT DETAILS:

This year's awards event will be held on April 27th and we are so excited to see everyone there. You can view the event details here: https://www.bizjournals.com/washington/event/159892/2017/best-real- estate-deals-of-2016

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Please let me know if you have any questions!

Thanks and I look forward to hearing from you.

Audience Development Coordinator Vashington Business Journal

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Kevin Terry Senior Realty Contracting Officer **US General Services Administration** 301 7th Street, SW Washington, DC 20407

Desk: <u>202-708-4600</u> Cell: